

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, full receipt and the sufficiency of which considerations are hereby acknowledged, PEOPLES BANK, SENATOBIA, MISSISSIPPI, a banking corporation of the State of Mississippi, acting by and through its duly authorized and empowered officers, does hereby SELL, CONVEY AND WARRANT unto FORREST COPE AND WIFE, JANIE COPE, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described real property located and situated in DeSoto County, Mississippi, as described as follows, to-wit:

Part of the Northeast Quarter of Section 35, Township 3 South, Range 6 West, DeSoto County, Mississippi, and more particularly described as follows:

COMMENCING at the southwest corner of said quarter section; thence run North 4 degrees 22' West a distance of 1120.29 feet to the point of beginning; thence continue North 4 degrees 22' West a distance of 188.71 feet to an iron pin; thence run North 68 degrees 40' East a distance of 291 feet along a wire fence to an iron pin; thence run South 3 degrees 00' East a distance of 188.53 feet to a point; thence run South 88 degrees 40' West a distance of 286.50 feet to the point of beginning and containing 1.25 acres, more or less.

There is excepted from the warranty of this deed the 1992 tax assessments and liens which attached by operation of law on January 1, 1992, but which taxes are not due and payable until on or after January 1, 1993, any encroachments or matters, including any discrepancies in area or boundaries, which an accurate and current survey of said real property might disclose, any road and/or utility easements or rights-of-way lying in, on, over or across said real property, and any zoning and/or subdivision ordinances and/or regulations of ~~Tate~~ <sup>DESOTO</sup> County, Mississippi.

WITNESS the signature of the Grantor on this the 10th day of August, 1992.

PEOPLES BANK, SENATOBIA, MS

BY:   
LELAND GOUGH - President

ATTEST:

  
HOWARD PATTERSON  
Vice President

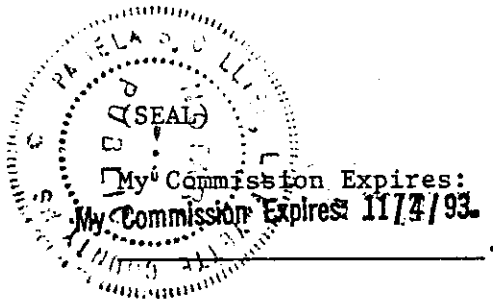
STATE OF MISSISSIPPI

COUNTY OF TATE

PERSONALLY appeared before me, the undersigned authority in and for the county and state aforesaid, LELAND GOUGH and HOWARD PATTERSON, as President and Vice President, respectively, of PEOPLES BANK, SENATOBIA, MISSISSIPPI, who did each acknowledge to me that they signed and delivered the above and foregoing WARRANTY DEED on the day and year therein mentioned as their free and voluntary act and deed and for and on behalf of said Bank and that they were duly authorized and empowered so to do.

GIVEN under my hand and official seal of office on this the 10th day of August, 1992.

Pamela S. Collier  
TITLE: Notary Public



\* \* \* \* \*

Address of Grantor:

P. O. Box 276  
Senatobia, MS 38668  
TIN: 64-0220500  
Phone: (601) 562-8236

Address of Grantees:

Rt. 1, Box 156-B  
Senatobia, MS 38668  
SSN: 490-32-7320  
Phone: (601) 562-4570  
ND WORK NUMBER

NOTE: No title work requested or done.

STATE MS.-DESOTO CO. 0-  
FILED

AUG 12 11 53 AM '92

RECORDED 8-14-92  
DEED BOOK 248  
PAGE 305  
W.E. DAVIS CH. CLK.